

Presented by:  
**Tanya Rankin**  
 Tanya Rankin  
 Phone: (250) 392-0371 Cell: (250)392-0371  
 Email: [tanya@tanyarankin.com](mailto:tanya@tanyarankin.com)  
 Website: <http://www.williamslakerealestate.com>

Williams Lake (Zone 27), Williams Lake - City MLS# N241772 Residential Detached  
**75 COUNTRY CLUB BV, V2G 3T4** **Active**



List Price: \$307,500

Complex/Subdiv:

Frontage: 104.00 ft	Bedrooms: 5	PID: 017-336-881
Depth/Size: 285	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 29640.00	Full Baths: 2	Approx Yr Blt: 1980
Rear Yard Exp:	Half Baths: 1	Age at List Date: 35
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,952 (2014)
Flood Plain: No	Zoning: R1	

View: Y - MOUNTAINS  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking:
Construction: Frame - Wood	Parking Access:
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Open
Exterior: Vinyl	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations: Reno Year:	Title to Land: Freehold NonStrata
Flooring: Hardwood, Tile, Wall/Wall/Mixed	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas	
No. of Fireplaces: 2 R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural, None	Out Buildings: /Garage Sz: 20'5X21
Outdoor Area: Patio(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: LOT A DL71 PL PGP 35361 CD  
 Amenities: None  
 Site Influences: Golf Course Dev., Golf Course Nearby, Paved Road, Private Yard  
 Features Incl: Dishwasher, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 17'10	Bsmt	Laundry	14' X 7'5			X
Main F.	Dining	10'10 X 11'8	Bsmt	Bedroom	11' X 11'8			X
Main F.	Kitchen	11' X 12'6	Bsmt	Mud Room	11'10 X 13'9			X
Main F.	Foyer	6' X 7'10			X			X
Main F.	Bedroom	9'10 X 11'4			X			X
Main F.	Bedroom	9'10 X 12'9			X			X
Main F.	Master Bedroom	12'10 X 12'6			X			X
Bsmt	Family Room	11'9 X 15'8			X			X
Bsmt	Recreation Room	14'8 X 17'2			X			
Bsmt	Bedroom	14'2 X 10'9			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,400	Total # Rooms: 13	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 1,400	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,800	Basement Area: Full	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,800		8

Listing Broker(s): Tanya Rankin Ltd

Desirable, clean, family home with fabulous yard backing onto Crown Land located at the Williams Lake Golf Course. Great for the outdoor enthusiast with easy access to trails. "Fence friendly" & quiet street make it a dream for young children, pets and privacy. You'll enjoy the large double car garage & level driveway with easy access to fully finished basement & boot room. Hardwood floors, sunken living room and toasty gas fireplace are ideal for keeping cozy. Let the sunshine in as you embrace the oversized picture window & mountain view. Updated furnace, hot water tank, windows, flooring and so much more. Come check it out!